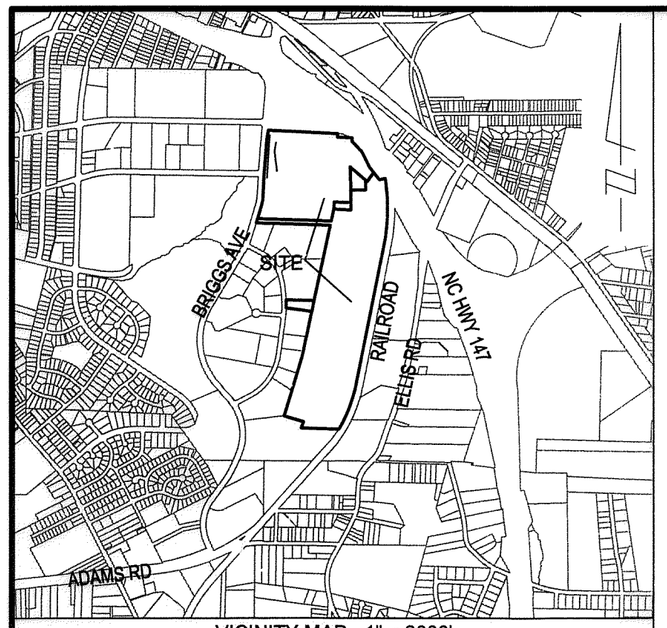


VICINITY MAP - 1" = 2000'

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK_SEE_, PAGE_REFERENCES_ ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_SEE_, PAGE_REFERENCES_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 22 DAY OF May, A.D., 2019.

DAN GREGORY, PLS L-5240

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Abigail McCorkran, REVIEW OFFICER FOR DURHAM COUNTY N.C., DO HEREBY CERTIFY THE PLAT OR MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER — DATE 5/31/19

APPLICABLE ZONING REQUIREMENTS:

APPLICABLE IL, INDUSTRIAL LIGHT ZONING REQUIREMENTS (URBAN TIER):

BUILDING SETBACK REQUIREMENT:	
STREET YARD:	NO MINIMUM / 20 FT. MAXIMUM
SIDE YARD:	15 FT. MINIMUM
REAR YARD:	25 FT. MINIMUM
MAXIMUM BUILDING HEIGHT:	50 FT.
MINIMUM SITE AREA:	5,000 SQ. FT.
MINIMUM LOT WIDTH:	50 FT.
MAXIMUM BUILDING COVERAGE:	60%

APPLICABLE I, INDUSTRIAL ZONING REQUIREMENTS (URBAN TIER):

BUILDING SETBACK REQUIREMENT:	
STREET YARD:	40 FT. MINIMUM
SIDE YARD:	40 FT. MINIMUM
REAR YARD:	40 FT. MINIMUM
MAXIMUM BUILDING HEIGHT:	90 FT.
MINIMUM SITE AREA:	25,000 SQ. FT.
MINIMUM LOT WIDTH:	100 FT.
MAXIMUM BUILDING COVERAGE:	65% (MAY BE FURTHER RESTRICTED BY IMPERVIOUS SURFACE REQUIREMENTS.)

"THE OPERATION, MAINTENANCE, AND RECONSTRUCTION RESPONSIBILITY OF THE STORMWATER CONTROL MEASURE(S) (SCM(S)) LOCATED WITHIN THE SCM ACCESS & MAINTENANCE EASEMENT RESTS WITH THE OWNER PER THE RECORDED STORMWATER FACILITY AGREEMENT AND COVENANTS OR OPERATION AND MAINTENANCE AGREEMENT. THE SCM ACCESS & MAINTENANCE EASEMENT GRANTS THE CITY OF DURHAM AND THEIR ASSIGNS RIGHT O." ACCESS TO THE PERMANENT STORMWATER CONTROL MEASURE(S) FOR INSPECTIONS AND ENFORCEMENT OF OPERATION & MAINTENANCE. NO OBSTRUCTION SHALL BE ALLOWED IN THE EASEMENT WHICH COULD IMPEDE NECESSARY MAINTENANCE BY THE OWNER AND ANY ENFORCEMENT BY THE CITY."

STORMWATER DRAINAGE EASEMENT NOTE (WIDTH DETERMINED AT CONSTRUCTION DRAWINGS):
"CENTERLINE OF 20 FOOT WIDE PUBLIC STORM WATER DRAINAGE EASEMENT. OWNERSHIP OF AND RESPONSIBILITY FOR IMPROVEMENT AND MAINTENANCE OF STORM WATER FACILITIES IN THIS EASEMENT REMAINS WITH THE CURRENT OWNER. IF THE PROPERTY IS WITHIN OR BECOMES A PART OF THE CITY, THE EASEMENT AND ACCESS POINTS TO THE EASEMENT ARE SUBJECT TO THE TERMS AND RESTRICTIONS STATED IN THE "REVISED DECLARATION OF RIGHTS AND PRIVILEGES OF THE CITY OF DURHAM IN STORM WATER MANAGEMENT FACILITY EASEMENTS" RECORDED IN REAL ESTATE BOOK 2298, PAGE 208, WHICH DOCUMENT IS INCORPORATED HEREIN. THIS EASEMENT AND THE REVISED DECLARATION DO NOT CREATE THE OBLIGATION TO PROVIDE PUBLIC MAINTENANCE. NO BUILDING, STRUCTURES, FILLS, EMBANKMENTS OR OBSTRUCTIONS PERMITTED WITHIN THE EASEMENT EXCEPT ACCORDING TO THOSE TERMS."

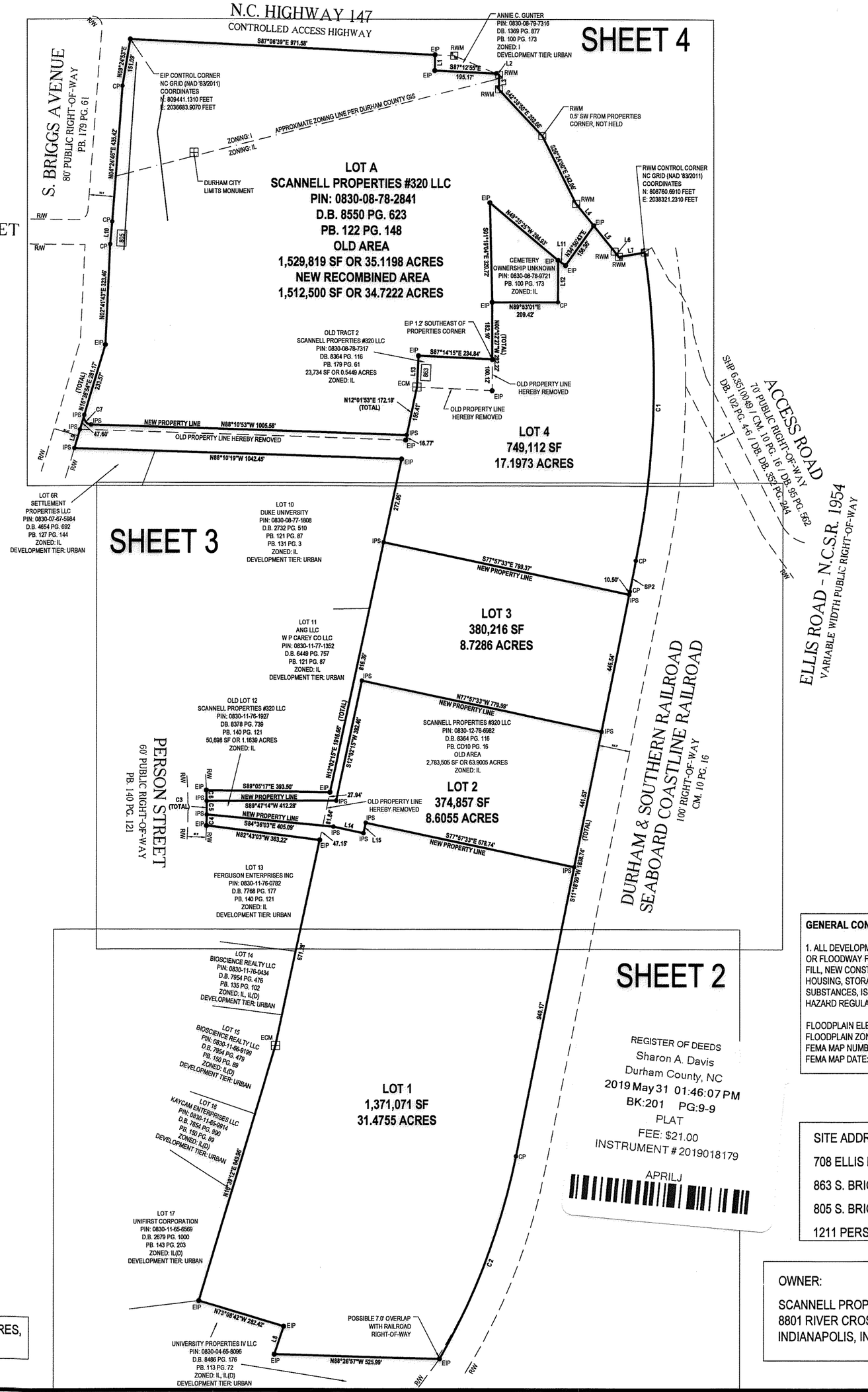
NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTIES.
5. A PORTION OF PROPERTIES IS LOCATED IN ANY FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720083000K DATED OCTOBER 19, 2018. PROPERTIES LIE IN ZONE "X", ZONE "AE" & FLOODWAY.
6. PROPERTIES ZONED I & IL.
7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVER. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
8. NO OPEN SPACE REQUIRED.
9. ALL STORM DRAINAGE EASEMENTS SUBJECT TO A 2' BUILDING SETBACK.
10. ALL SANITARY SEWER EASEMENTS SUBJECT TO A 5' BUILDING SETBACK.

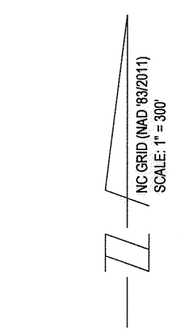
SEE SHEET 5 FOR OWNER SIGNATURES, CONDITIONS OF APPROVAL

RECORDED IN
PLAT BOOK____PAGE____

SCALE: 1" = 300'

0 150 300 600 900 1200





SITE DATA TABLE	
OWNER:	SCANNELL PROPERTIES #320 LLC
PARENT PIN:	0830-08-78-2841, 0830-08-78-7317, 0830-11-76-1927, 0830-12-76-6982
DEED REFERENCE:	D.B. 8364 PG. 116, D.B. 8550 PG. 623 DB. 8378 PG. 739
ZONING:	I & IL
DEVELOPMENT TIER:	URBAN
RIVER BASIN:	CAPE FEAR RIVER BASIN - JORDAN LAKE WATERSHED
WATERSHED:	THIRD FORK CREEK WATERSHED
WATER SUPPLY:	NONE
WATERSHED PROTECTION OVERLAY:	N/A
OLD AREA: (PIN# 0830-08-78-2841)	1,529,819 SF OR 35.1198 ACRES
OLD AREA: (PIN# 0830-12-76-6982)	2,783,505 SF OR 63.9005 ACRES
OLD AREA: (PIN# 0830-08-78-7317)	23,734 SF OR 0.5449 ACRES
OLD AREA: (PIN# 0830-11-76-1927)	50,698 SF OR 1.1639 ACRES
TOTAL OLD AREA:	4,387,756 OR 100.7291 ACRES
LOT A NEW AREA: (PIN# 0830-08-78-2841)	1,512,500 SF OR 34.7222 ACRES
NEW AREAS:	
LOT 1:	1,371,071 SF OR 31.4755 ACRES
LOT 2:	374,857 SF OR 8.6055 ACRES
LOT 3:	380,216 SF OR 8.7286 ACRES
LOT 4:	749,112 SF OR 17.1973 ACRES
TOTAL AREA:	4,387,756 SF OR 100.7291 ACRES

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	2911.53	990.32	N01°34'13"E	985.55
C2	2153.60	695.69	N20°34'26"E	692.66
C3	1737.67	113.72	N00°12'59"W	113.70
C4	1737.67	35.00	N01°04'54"E	34.99
C5	1737.67	43.69	N00°12'56"W	43.69
C6	1737.67	35.04	N01°30'49"W	35.04
C7	23.50	43.00	S35°45'59"E	3[illegible]25

SPIRAL TABLE				
SPIRAL	LENGTH	RADIUS	CHORD DIRECTION	CHORD
SP2	100.05	-2911.64	S11°12'07"W	100.06

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S00°45'23"W	50.07
L2	S67°04'15"E	10.48
L3	S00°23'10"W	46.31
L4	S38°38'02"E	89.88
L5	S38°42'22"E	106.05
L6	S38°32'14"E	21.89
L7	N80°03'17"E	83.62
L8	N18°33'07"E	93.95
L9	N16°41'45"E	62.08
L10	N04°58'00"E	73.12
L11	S55°07'48"E	29.34
L12	N00°04'00"E	135.51
L13	N02°54'12"E	99.94
L14	S77°57'33"E	98.06
L15	N12°02'27"E	34.24

REFERENCES:
DB. 5339 PG. 786
DB. 8097 PG. 303
PB. 140 PG. 121
PB. 179 PG. 61
CB. 10 PG. 16
SHP 6.3510049

GENERAL CONDITIONS OF APPROVAL

1. ALL DEVELOPMENT WITHIN THE FLOODWAY OR NON-ENCROACHMENT AREA OR FLOODWAY FRINGE AND NON-ENCROACHMENT AREA FRINGE, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, MANUFACTURED HOUSING, STORAGE OR MATERIALS AND STORAGE OF TOXIC OR FLAMMABLE SUBSTANCES, IS PROHIBITED EXCEPT AS PROVIDED BY APPLICABLE FLOOD HAZARD REGULATIONS OF UDO SECTIONS 3.22 AND 8.4.

FLOODPLAIN ELEVATION(S): BFE (FUTURE)= 330.8-333.5.
FLOODPLAIN ZONE: AE, X FUTURE
FEMA MAP NUMBER: 3720083000K
FEMA MAP DATE: OCTOBER 19, 2018

LEGEND
EIP = EXISTING IRON PIPE
CP = CALCULATED POINT
IPS = IRON PIPE SET
R/W = RIGHT-OF-WAY
XXXX DENOTES ADDRESS
SDT = 25'X25' & 10'X70' SIGHT DISTANCE TRIANGLE

CASE #S1900082

SHEET 2

REGISTER OF DEEDS
Sharon A. Davis
Durham County, NC
2019 May 31 01:46:07 PM
BK:201 PG:9-9
PLAT
FEE: $21.00
INSTRUMENT # 2019018179

SITE ADDRESS:
708 ELLIS ROAD
863 S. BRIGGS AVENUE
805 S. BRIGGS AVENUE
1211 PERSON STREET

OWNER:
SCANNELL PROPERTIES #320 LLC
8801 RIVER CROSSING BLVD #300
INDIANAPOLIS, IN, 46240

FINAL PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY-COUNTY PLANNING DEPARTMENT
ON: 5-30-19
Planning Director or Designee
Null and void if not recorded within 180 days, or by: 11/26/19

REV.	DATE	DESCRIPTION	BY
.	03-27-19	TOWN COMMENTS #1	ROB

BNK
BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	GS
DRAWN BY	ROB
CHECKED BY	DG
DATE	02-27-19

FINAL SUBDIVISION PLAT
OF
REGIONAL COMMERCE CENTER
DURHAM TOWNSHIP DURHAM COUNTY NORTH CAROLINA

SHEET 1 OF 5

R:\2017\17150 - 708 Ellis Road\SURVEY\17150LDD\dwg\17150 ELLIS SUBDIVISION PLAT.dwg, 5/22/2019 10:16:10 AM, ralph best